

Honolulu, Hawaii

FEB 18 2016

RE: S.B. No. 2561

S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Twenty-Eighth State Legislature
Regular Session of 2016
State of Hawaii

Sir:

Your Committee on Housing, to which was referred S.B. No. 2561 entitled:

"A BILL FOR AN ACT RELATING TO RENTAL HOUSING,"

begs leave to report as follows:

The purpose and intent of this measure is to:

- (1) Establish an affordable rental housing goal;
- (2) Establish a temporary special action team on rental housing to recommend actions to the Governor, Legislature, and other parties to achieve the goal; and
- (3) Appropriate funds for the special action team.

Your Committee received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation, Hawaii Public Housing Authority, Land Use Commission, Chamber of Commerce Hawaii, Building Industry Association of Hawaii, and one individual. Your Committee received comments on this measure from the Coordinator on Homelessness under the Office of the Governor and one individual.

Your Committee finds that for the period from 2015 to 2025, Hawaii will require an additional 64,700 housing units to meet projected long-term housing demands. Of this amount, 22,247 households of all income levels will require rental units. The lack of supply leads to higher rents for households of all income



levels, leaving all tenants with less disposable income, increasing the personal stress of tenants, reducing tenant quality of life, and exacerbating the population overcrowding and homelessness problems. Given these consequences, the lack of affordable rental housing requires the concentrated attention of state government at the highest level and the establishment of specific goals related to affordable rental housing.

Your Committee has amended this measure by:

- (1) Replacing the Executive Officer of the Land Use Commission with the Director of the Office of Planning on the special action team;
- (2) Expanding the persons that the chair of the special action team shall invite to become members of the special action team to include:
 - (A) One officer or employee of each county with primary responsibilities relating to transit-oriented development, if any;
 - (B) Representatives of the for-profit housing development community;
 - (C) Representatives of the non-profit housing development community;
 - (D) The chair of the senate committee on housing as an ex officio member; and
 - (E) The chair of the house of representatives committee on housing as an ex officio member;
- (3) Adding language that requires the special action team to recommend short- and long-term actions to target rental housing development in transit-oriented development areas as a top priority; and
- (4) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of S.B.



No. 2561, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 2561, S.D. 1, and be referred to your Committee on Ways and Means.

Respectfully submitted on
behalf of the members of the
Committee on Housing,

Breene Harimoto

BREENE HARIMOTO, Chair



The Senate
 Twenty-Eighth Legislature
 State of Hawai'i

Record of Votes
Committee on Housing
HOU

Bill / Resolution No.:* SB2561	Committee Referral: HOU, WAM	Date: 2/11/16		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <input type="checkbox"/> Pass, unamended 2312 <input checked="" type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
HARIMOTO, Breene (C)	✓			
GALUTERIA, Brickwood (VC)	✓			
GREEN, Josh				✓
IHARA, Jr., Les	✓			
TANIGUCHI, Brian T.	✓			
WAKAI, Glenn	✓			
SLOM, Sam				✓
TOTAL	5	0	0	2
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature: 				
Distribution: Original Yellow Pink Goldenrod File with Committee Report Clerk's Office Drafting Agency Committee File Copy				

*Only one measure per Record of Votes